



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: **August 9, 2006**

PUBLIC NOTICE OF A

DRAFT Mitigated Negative Declaration

JO: 424246

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by August 28, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Jeffrey Szymanski, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to jszymanski@sandiego.gov with the Project Number in the subject line.

General Project Information:

- Project No. **67124**
- Community Plan Area: **San Ysidro Community Plan**
- Council District: **8**

Subject: San Ysidro Health Center: SITE DEVELOPMENT PERMIT (SDP) to allow for the expansion of a Maternal & Child Health Center site. The scope of work would include the construction of a new three-story 26,735 square-foot health care facility and the demolition of six health care/administration buildings on a 167,708 square-foot lot. The proposed development would be located at 4004 Beyer Boulevard in the CSR-1 Zone of San Ysidro within the San Ysidro Community Plan (Assessor's parcel numbers, 638-190-137 and 638-190-17) in the City and County of San Diego. This site is not included on any government code listings of hazardous waste sites.

Applicant: San Ysidro Health Center.

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Transportation/Circulation, and Paleontological Resources.**

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5277 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Jeffrey Szymanski at (619) 446-5324. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Sandra Teasley at (619) 446-5271. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego website (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on **August 9, 2006.**

Robert Manis, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 67124
SCH# N/A

SUBJECT: San Ysidro Health Center: SITE DEVELOPMENT PERMIT (SDP) to allow for the expansion of a Maternal & Child Health Center site. The scope of work would include the construction of a new three-story 26,735 square-foot health care facility and the demolition of six health care/administration buildings on a 167,708 square-foot lot. The proposed development would be located at 4004 Beyer Boulevard in the CSR-1 Zone of San Ysidro within the San Ysidro Community Plan (Assessor's parcel numbers, 638-190-137 and 638-190-17) in the City and County of San Diego. Applicant: San Ysidro Health Center.

- I. **PROJECT DESCRIPTION:** See attached Initial Study.
- II. **ENVIRONMENTAL SETTING:** See attached Initial Study.
- III. **DETERMINATION:**

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area(s): **Transportation/Circulation and Paleontological Resources**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

- IV. **DOCUMENTATION:**

The attached Initial Study documents the reasons to support the above Determination.

- V. **MITIGATION, MONITORING AND REPORTING PROGRAM:**

To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.

General measures which must be completed prior to any authorization to proceed:

1. The Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading Environmental Requirements: "The San Ysidro Health Center Project is subject to a Mitigation, Monitoring and Reporting

Program (MMRP) and shall conform to the mitigation conditions as contained in the MND (Project No. 67124).”

2. The owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, the Project Paleontologist and the City’s Mitigation Monitoring Coordination (MMC) Section.

TRANSPORTATION/CIRCULATION

With implementation of approved mitigation measures all Transportation/Circulation impacts would be mitigated to below a level of significance. Eight mitigation measures were identified and are listed below:

1. Prior to the issuance of the first building permit applicant shall assure by permit and bond for the installation of a signal at the project driveway opposite the MTS trolley stop driveway.
2. Prior to the issuance of the first building permit the applicant shall assure by permit and bond for the modification of the median to provide left turn pockets in both directions on Beyer Boulevard.
3. Prior to the issuance of the first building permit the applicant shall assure by permit and bond for the removal of the existing pedestrian cross-walk, and the installation of a new fence along the median of Beyer Boulevard.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the pale ontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**

2. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
- B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night Work

- A. If night work is included in the contract
1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVr and submit to MMC via fax by 9am the following morning, if possible.

- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area;

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego

Mayor's Office
Councilmember Hueso, District 8
Planning Department
 Long Range Planning, Theresa Millete (MS 4A)
San Ysidro Community Service Center (MS 93)
Development Services Department
 Engineering, Sean Torres (MS 501)
 Permit Planning, Anna McPherson (MS 501)
 Transportation Development, Fernando Lasaga (MS 501)
 Project Manager, Sandra Teasley (MS 401)
 Landscape Reviewer, Nathaniel Eady
Library Government Documents (81)
City Attorney, Shirley Edwards (MS 59)
Historical Resources Board (87)

Other

Applicant
 San Ysidro Health Center
MTDB (114)
Natural History Museum (166)
San Ysidro Branch Library (81EE)
San Ysidro School District (127)
San Diego Gas and Electric (114)
San Ysidro Planning and Development Group (433)
United Border Community Town Council (434)
South Coastal Information Center (210)
Save Our Heritage Organization (214)
Carmen Lucas (206)
Ron Christman (215)
Louie Guassac (215A)
Dr. Jerry Schaefer (209)
San Diego County Archaeological Society (218)
San Diego Archaeological Center (212)
San Diego Historical Society (211)
Kumeyaay Cultural Repatriation Committee (225)

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-6460

INITIAL STUDY
Project No. 67124

SUBJECT: San Ysidro Health Center: SITE DEVELOPMENT PERMIT (SDP) to allow for the expansion of a Maternal & Child Health Center site. The scope of work would include the construction of a new three-story 26,735 square-foot health care facility and the demolition of six health care/administration buildings on a 167,708 square-foot lot. The proposed development would be located at 4004 Beyer Boulevard in the CSR-1 Zone of San Ysidro within the San Ysidro Community Plan (Assessor's parcel numbers, 638-190-137 and 638-190-17) in the City and County of San Diego. Applicant: San Ysidro Health Center.

I. PURPOSE AND MAIN FEATURES:

The proposed SDP would allow for the construction of a new three-story 26,735 square-foot health care facility on a 167,708 square-foot lot (Figure 1). The new health care facility is a two-wing building, the north side would have two-stories and the south side would have three. Façade treatments of the building would include painted stucco, wood trellises, black iron gates and kawneer windows (Figure 2). Eighty vehicular parking spaces are being proposed for the proposed health care facility.

Implementation of the proposed project requires 37 percent of the site to be graded which includes 12,400 cubic yards of balanced cut and fill. The project would require the demolition of five health care/administration buildings and one storage shed. These structures are modular buildings and lack historic significance. The proposed project landscaping has been reviewed for compliance with all applicable City of San Diego landscape ordinances and standards. The proposed landscape concept plan provides improvements and would include, but is not limited to, a combination of trees (Coast Live Oak, Chinese Elm, and Gold Medallion tree) shrubs (Tropical Hibiscus, Lily-of-the-Nile, and Viburnum) and vines (Bougainvillea, Blood Red Trumpet Vine and Cat's Claw Vine).

In accordance with The San Ysidro Implementing Ordinance, commercial development greater than or equal to 5,000 square-feet of gross floor area would require a San Ysidro Development Permit as found in the City of San Diego Municipal Code section 103.2203(d)(b)(1). The San Ysidro Development Permit would be processed as a SDP . Due to topographical site constraints the project would require a deviation for retaining walls which exceed the twelve-foot height limit. The project would also require a separate set of findings for deviations to parking requirements. The parking deviations would also require the processing of the SDP. A further description of the proposed deviations will be presented in the discussion section of the Initial Study.

II. ENVIRONMENTAL SETTING:

The proposed project is located at 4044 Beyer Boulevard within the San Ysidro Community Plan area (Figure 3). The project site slopes from north to south. Elevations vary from 163 feet to 103 feet above mean sea level with the steepest slopes contained on the northern half of the site. The project site is currently developed with various health care buildings.

The proposed project is bounded by multi-family and single family residences on the north, east and west. Directly to the south there is a San Diego Metropolitan Transit System (SDMTS) trolley stop. The site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA) of the Multiple Species Conservation Program (MSCP).

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following issue was analyzed and determined to be potentially significant:
Transportation/Circulation and Paleontological Resources.

Transportation/Circulation

The project will generate 941 Average Daily Trips (ADTs) 56 in the am peak hour and 94 in the pm peak hour. Since the proposed project complies with the current community plan and zoning, and is under the 1000 ADT threshold, a traffic study was not required. However, LDR Transportation Development requested the preparation of a Pedestrian Access report to analyze issues related to access from Beyer Boulevard, and the pedestrian crosswalk on Beyer Boulevard. After reviewing the report LDR-Transportation Development determined that the project would require the following mitigation measures, installation of a signal at the project driveway opposite the trolley stop driveway, modification of the median to provide left turn pockets in both directions on Beyer Boulevard, the removal of the existing pedestrian cross-walk, and the installation of a new fence along the median. With the implementation of the above mitigation measures it was determined that impacts to circulation due to the project would be reduced to below a level of significance.

Paleontological Resources

The project site is underlain by the Bay Point formation. With respect to paleontological fossil resource potential, the San Diego Formation is assigned a high sensitivity in all areas where it occurs. Fossils commonly found within the formation include mollusks, Foraminifera, and marine mammals, which can be used to determine the relative age of the formation.

Based on the sensitivity of the affected formation and the proposed excavation depths, the project could result in significant impacts to paleontological resources. To reduce this impact to below a level of significance, excavation within previously undisturbed formations at a depth of 10 or more feet and exceeding 1,000 cubic yards of excavation

would be monitored by a qualified paleontologist or paleontological monitor. These requirements are outlined in Section V. Mitigation, Monitoring and Reporting Program, of the Mitigated Negative Declaration.

The following environmental issues were considered during review for the project and determined **NOT** to be significant, Visual Quality and Neighborhood Character, Parking, Land Use, Historic Resources, Health and Safety and Water Quality.

Visual Quality and Neighborhood Character

Pursuant to the City of San Diego's Significance Thresholds retaining walls greater than six-feet in height and 50-feet in length could have a visual quality impact. Furthermore, development features, such as retaining walls, which exceed the allowed height or bulk regulations of the area could impact neighborhood character. The original proposal called for a solid 26-foot high retaining wall which could have constituted a Visual Quality/Neighborhood Character impact. After a project redesign the proposed development included multiple walls of lesser height with landscape terraced areas located between the walls. The height of the retaining wall was lowered from the maximum height of 26-feet to a maximum of 22 feet. The only area where the height of the wall exceeds 12 feet is at the north east corner where a proposed fire truck turnaround is located. In addition landscape and screening material would be installed at the base and top of all proposed retaining walls.

The incorporation of shrubs, trees, vines, and trailing plant material would be utilized to provide screening of the proposed walls from public and private views. By redesigning the retaining wall and incorporating landscaping, it has been determined that the proposed project would not have a significant impact to Visual Quality and Neighborhood Character. Therefore, mitigation would not be required.

Parking/Circulation

The project is required to provide a total of ninety-four parking spaces. To accommodate for the redesign of the retaining walls only eighty spaces are being proposed. Since the project is in the transit overlay zone, a 12.5 percent reduction in required parking is allowed. An additional 5.9 percent reduction, for a total of 18.2 percent, is being supported given the fact that the project would provide a full signal at the project driveway across from the trolley station which would improve transit and pedestrian connections.

Land Use

The proposal includes deviations from development regulations and are being considered under the SDP. The deviations are for the retaining wall height and parking requirements. Due to topographical site constraints the project would require a deviation for retaining walls which exceed the twelve-foot height limit as described in section 142.0340(e) of the City of San Diego's Municipal Code. After a project redesign the proposed development included multiple walls of lesser height with landscape terraced areas located between the walls. The height of the retaining wall was lowered from the maximum height of 26 feet to a maximum of 22 feet. The only area where the height of the wall exceeds 12 feet is at the north east corner where a proposed fire truck turnaround is located. The project would also require a separate set of findings for deviations to parking requirements as discussed in the Parking/Circulation discussion above.

Historical Resources (Archaeology)

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is to protect, preserve and, where damaged restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. CEQA requires that before approving discretionary projects the Lead Agency must identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment (Sections 15064.5(b) and 21084). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities which would impair historical significance (Sections 15064.5(b)(1) and 5020.1). Any historical resource listed in or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

The proposed project is currently developed with medical modular buildings and parking lots; however, the site is identified within the City's Historical Resources Sensitivity Map. As a result the site was surveyed by qualified City Staff (Jeffrey Szymanski, RPA). The pedestrian survey revealed that the majority of the project area had been extensively graded to accommodate the existing medical buildings. The result of the survey was negative. Based upon this information it was determined that the further development of the site would have a low potential to impact archaeological resources. Therefore, no mitigation is required.

Health and Safety

Through the operation of the proposed medical facility several types of bio-hazards would be produced. These bio-hazards would include but would not be limited to; used syringes, blood stained gauze and bandages, x-ray material and laboratory containers. Since the bio-hazards would be transported by a company that specializing in the handling of bio-hazardous materials impacts to public health and safety are not anticipated.

Water Quality

Water quality is affected by sedimentation caused by erosion, runoff carrying contaminants, and direct discharge of pollutants (point-source pollution). As land is developed, impervious surfaces send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers and other contaminants (non-point source pollution) into the stormwater drain system.

Comprehensive permanent post construction water quality Best Management Practices (BMPs), consistent with those shown on Exhibit "A," and detailed in the approved water quality technical report titled, *San Ysidro Health Center: Maternal and Child Health Center Expansion, Hydrology and Hydraulic Calculations and Water Quality Technical Report* (October 5, 2005), would be incorporated into the project plans to reduce the amount of pollutants (e.g., oil, grease, heavy metals) and sediments discharged from the site, satisfactory to the City Engineer. Compliance with the City of San Diego's Storm Water Standards would reduce water quality impacts to a below level of significance; therefore, no mitigation is required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

_____ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

X Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

_____ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Jeffrey Szymanski

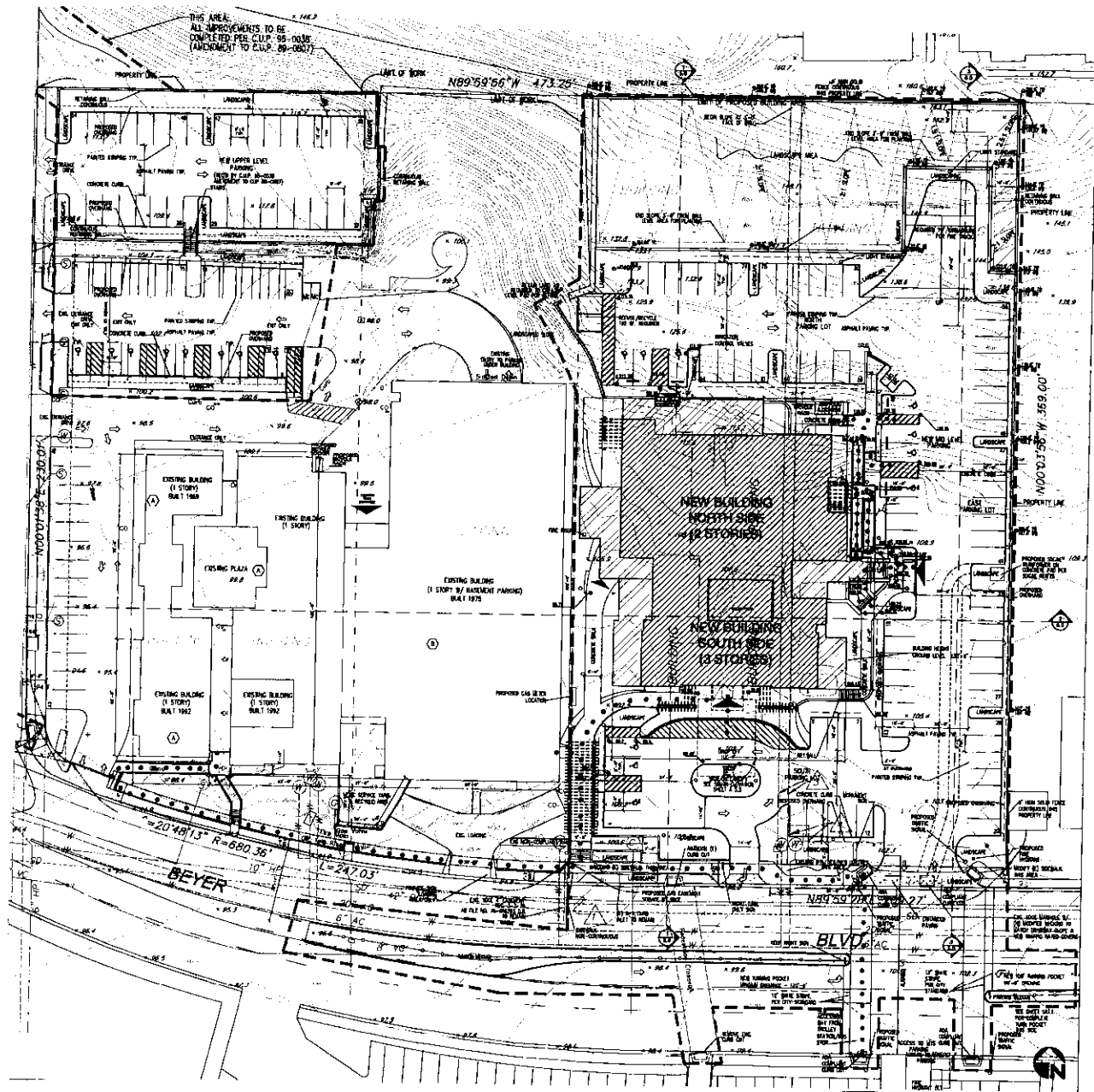
Attachments:

Figure 1. Site Plan

Figure 2. Elevations

Figure 3. Vicinity Map

Initial Study Checklist



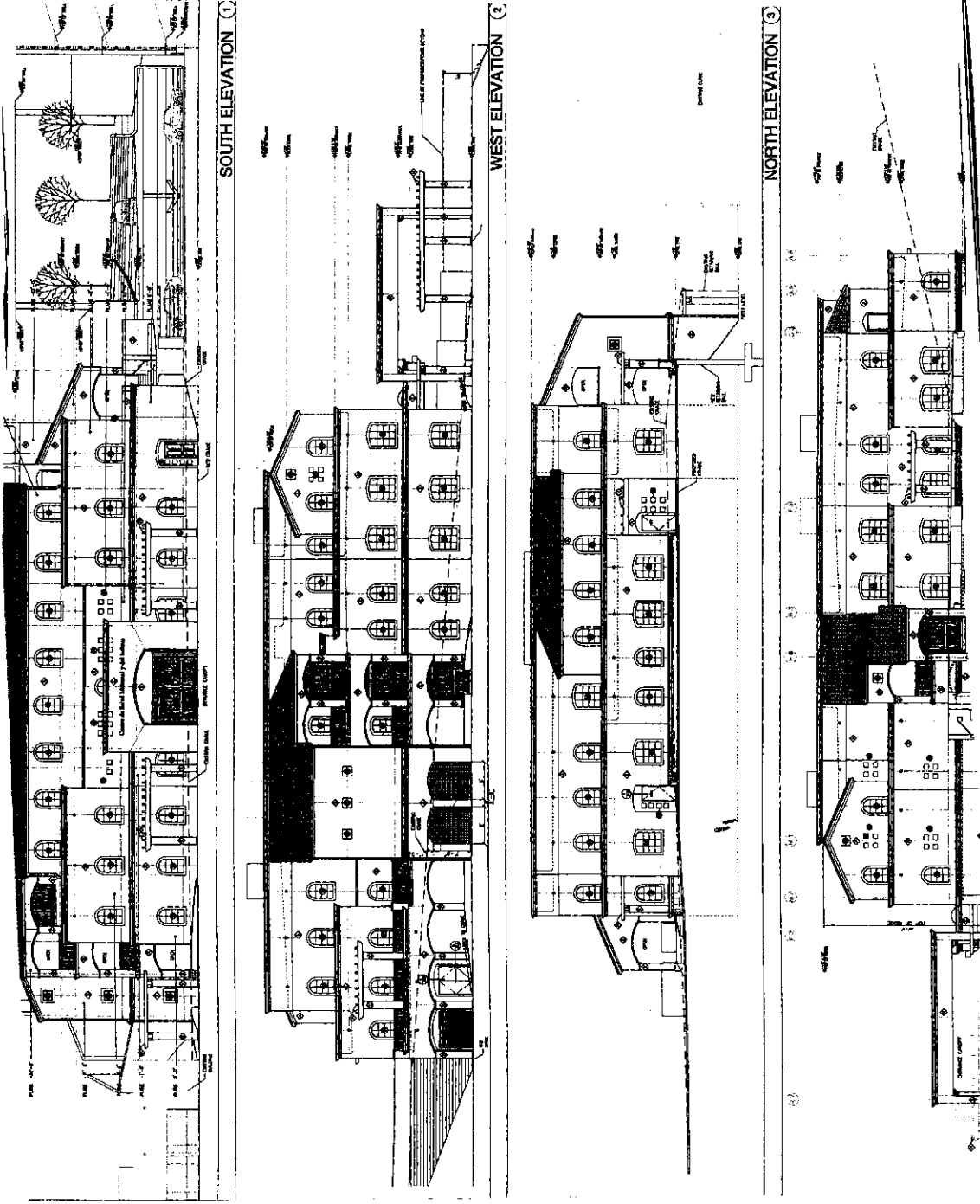
Site Plan
 Environmental Analysis Section Project No. 67124
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES

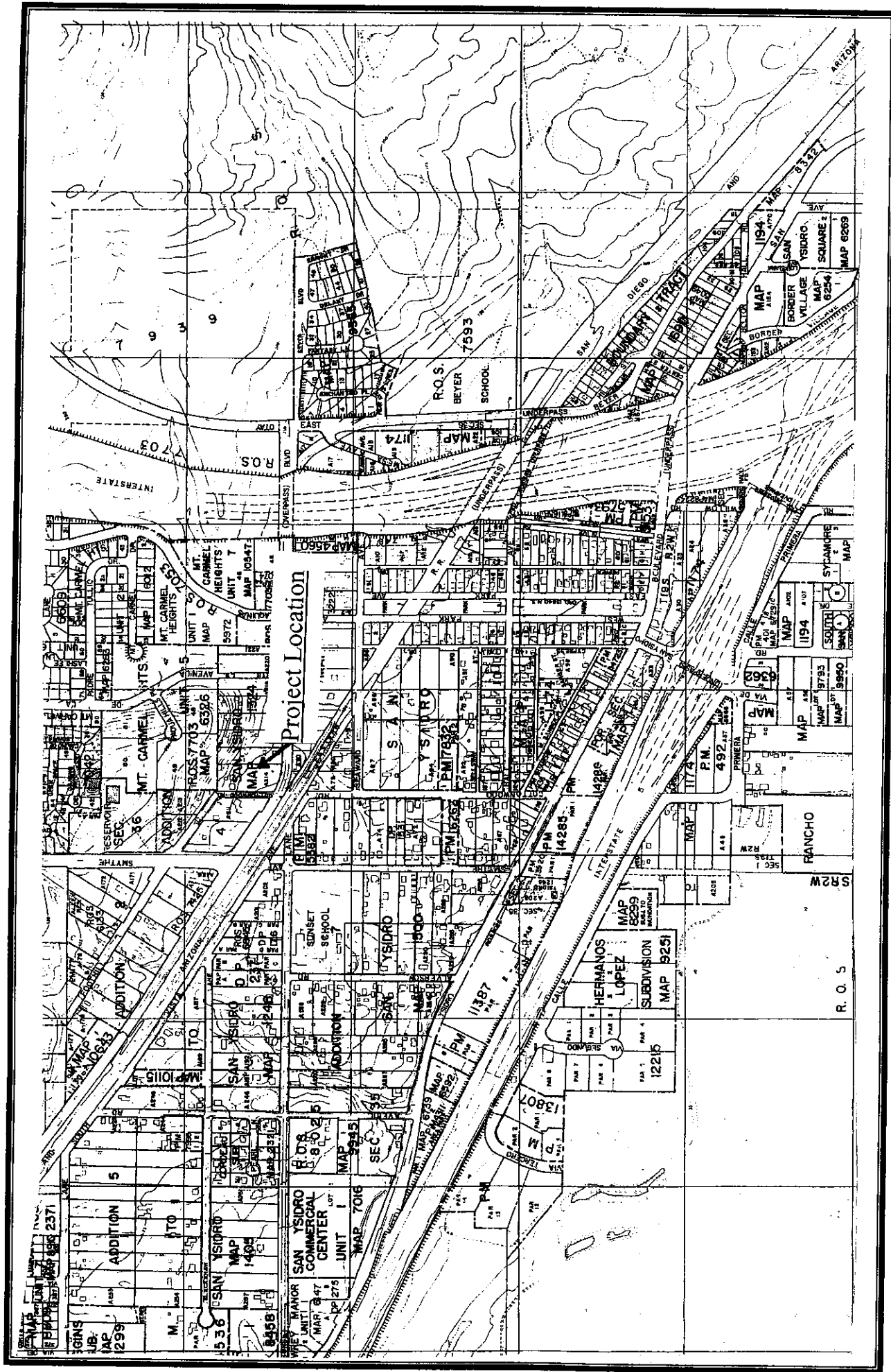
Figure
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Elevations
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Figure
2





Vicinity Map Environmental Analysis Section - Project No. 67124 CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Initial Study Checklist

Date: June 6, 2005

Project No.: 67124

Name of Project: San Ysidro Health Center

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|--|---|----------|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?
<u>There are no designated public viewing areas or scenic vistas located within or adjacent to the project area. Therefore obstructions would not occur.</u> | — | — | <u>X</u> |
| B. The creation of a negative aesthetic site or project?
<u>This project is proposing retaining walls in excess of the maximum height permitted by citywide regulations. See Initial Study Discussion.</u> | — | <u>X</u> | — |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<u>See I B.</u> | — | <u>X</u> | — |
| D. Substantial alteration to the existing character of the area?
<u>This proposed project would not substantially alter the existing character of the area.</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>There are no landmark trees on site.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>The project would require grading however, the grading amounts along with the project design would not substantially alter the topography.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No unique geologic or physical feature exists within the project area therefore no such impacts would result.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>The proposed project would feature standard lighting allowed by existing City ordinances.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>Impacts associated with light or glare are not anticipated.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project area is not suitable for mineral extraction.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The proposed project would not be located on agricultural land.</u>	—	—	<u>X</u>

III. AIR QUALITY – Would the proposal:

- | | | | |
|---|---|---|----------|
| A. Conflict with or obstruct implementation of the applicable air quality plan?
<u>The project would not result in any air quality impacts nor adversely affect implementation of the regional air quality plan.</u> | — | — | <u>X</u> |
| B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
<u>See III A.</u> | — | — | <u>X</u> |
| C. Expose sensitive receptors to substantial pollutant concentrations?
<u>The proposed project would not result in substantial pollutants nor expose any sensitive receptors within the project vicinity.</u> | — | — | <u>X</u> |
| D. Create objectionable odors affecting a substantial number of people?
<u>See III-B.</u> | — | — | <u>X</u> |
| E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?
<u>Any dust created by construction would be abated using standard dust control measures.</u> | — | — | <u>X</u> |
| F. Alter air movement in the area of the project?
<u>The project does not have the bulk and scale to significantly alter air movement.</u> | — | — | <u>X</u> |
| G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?
<u>See III A.</u> | — | — | <u>X</u> |

IV. BIOLOGY – Would the proposal result in:

- | | | | |
|---|---|---|----------|
| A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?
<u>The project site does not contain any protected species of plants or animals.</u> | — | — | <u>X</u> |
|---|---|---|----------|

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. A substantial change in the diversity of any species of animals or plants? <u>The project is in an urbanized area and would not change the diversity of plants or animals.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>The proposed project would conform to the City of San Diego's Landscaping requirements.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>The proposed project would not affect the movement of any wildlife species. There are no established wildlife corridors in the area.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>There is no listed sensitive habitat in the area.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>There are no wetlands on or adjacent to the site.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>This project is not located in or adjacent to the Program area and therefore would not have a detrimental affect on habitat conservation.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed health care clinic would not use excessive amounts of fuel energy or power.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>See V A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>This project would be properly engineered so as to avoid geologic hazards.</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The proposed project would use best management practices to control erosion during construction.</u> <u>After construction the site would be appropriately landscaped.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI A.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>A survey was conducted by qualified City staff. The project site is extensively disturbed and would not result in impacts to these resources.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See VII C.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>There are no architecturally significant buildings on the proposed site or in the immediate surrounding area.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such uses occur on the site.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>See VII A.</u>	—	—	<u>X</u>

Yes Maybe No

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

- | | | | |
|---|---|----------|----------|
| A. Create any known health hazard (excluding mental health)?
<u>The proposed project does not propose the use of any chemicals or practices that are known to create health hazards.</u> | — | — | <u>X</u> |
| B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?
<u>The proposed health care facility will produce bio-hazards such as; used syringes, blood stained gauze and bandages, x-ray material and laboratory containers. A liscenced company has been contracted to remove the bio-hazards from the site and dispose of them.</u> | — | <u>X</u> | — |
| C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?
<u>See VIII A.</u> | — | — | <u>X</u> |
| D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<u>The proposed health care facility would not interfere with any emergency response or evacuation plan.</u> | — | — | <u>X</u> |
| E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?
<u>According to the County of San Diego Department of Environmental Health Hazardous Materials Listing (2004), no recorded hazardous materials sites exist on-site or within the proximity of this site.</u> | — | — | <u>X</u> |
| F. Create a significant hazard to the public or the environment through reasonably foreseeable upset | | | |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
and accident conditions involving the release of hazardous materials into the environment? <u>See VIII A.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>Best management practices would be used to eliminate any increased sedimentation during construction. Conformance with State and City stormwater water standards would preclude downstream impacts.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>The proposed project would conform to the City of San Diego's current Stormwater standards and best management practices would be used during construction.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>See IX B.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>See IX B.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>The project would not result in areas of ponded water.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>Please see IX A.</u>	—	—	<u>X</u>

X. LAND USE – Would the proposal result in:

- | | | | |
|---|---|---|----------|
| A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?
<u>The proposal includes deviations from retaining wall height and parking requirements. Please see Initial Study discussion.</u> | — | — | <u>X</u> |
| B. A conflict with the goals, objectives and recommendations of the community plan in which it is located?
<u>See X A.</u> | — | — | <u>X</u> |
| C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?
<u>The proposed project is not located within any habitat conservation plan areas.</u> | — | — | <u>X</u> |
| D. Physically divide an established community?
<u>The proposed project would not divide an established community but would be an addition to the current structures in the neighborhood.</u> | — | — | <u>X</u> |
| E. Land uses which are not compatible with aircraft accident potential as defined by an adopted Airport Land Use Compatibility Plan (ALUCP)?
<u>The proposed project is not located within any of the flight pattern areas listed according to the Airport Land Use Compatibility Plan (ALUCP).</u> | — | — | <u>X</u> |

XI. NOISE – Would the proposal result in:

- | | | | |
|---|---|---|----------|
| A. A significant increase in the existing ambient noise levels?
<u>The proposed project would not generate a significant increase in noise levels.</u> | — | — | <u>X</u> |
| B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See XI A.</u>			
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted ALCUP? <u>See XI A.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>Due to the amount of grading proposed and the depth of cut paleontological monitoring would be required. See Initial Study discussion.</u>	—	<u>X</u>	—
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposed health care facility would not induce substantial population growth. Housing population impacts are not anticipated.</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>The project site is devoid of housing; therefore, the proposal would not displace any existing housing</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>See XIII A.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
A. Fire protection?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The proposed project would not result in the need for new facilities and/or cause significant impacts that would reduce performance objectives.</u>			
B. Police protection? <u>See XIV-A.</u>	—	—	<u>X</u>
C. Schools? <u>The proposed health care facility would not generate additional pupils; therefore, impacts to the school system would not occur.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>The project would not require the use of parks or recreational facilities.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>The proposal would not result in the need for maintenance of public facilities.</u>	—	—	<u>X</u>
F. Other governmental services? <u>N/A.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The project does not include recreational facilities or require the construction or expansion of recreational facilities.</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>See XV A.</u>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>The project will not generate traffic in excess of a</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>community plan allocation.</u>			
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>See XVI A.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>A deviation is being required for on-site parking. Ninety-four parking spaces are required for the project only eighty spaces are being proposed. See Initial Study Discussion.</u>	—	<u>X</u>	—
D. Effects on existing parking? <u>See XVI C.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>See XVI A.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>No alterations are proposed.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project would conform to City engineering safety standards.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>No such conflicts are proposed.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>The proposed project site would be able to use existing public utilities and would not result in the need for additional utilities.</u>	—	—	<u>X</u>
B. Communications systems?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See XVII A.</u>			
C. Water? <u>See XVII A.</u>	—	—	<u>X</u>
D. Sewer? <u>See XVII A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>See XVII A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>See XVII A.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>Standard consumption is expected.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>The project would comply with the City of San Diego's regulations regarding landscaping.</u>	—	—	<u>X</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>This project is in an urbanized area and would not adversely affect wildlife habitats or degrade the quality of the environment. Paleontological monitoring would mitigate any potential impacts to paleontological resources. No impacts to historical resources are expected.</u>	—	—	<u>X</u>

- | | |
|--|-------------------------|
| <p>B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)
 <u>This project would not affect any environmental long-term goals in the area.</u></p> | <p>— — <u>X</u></p> |
| <p>C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
 <u>The project would not have a cumulatively considerable effect on air quality, water quality, traffic, or any other environmental issue areas.</u></p> | <p>— — <u>X</u></p> |
| <p>D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?
 <u>The project proposes no environmental effects which would cause substantial adverse effects on human beings.</u></p> | <p>— — <u>X</u></p> |

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

☒ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

☒ City of San Diego Progress Guide and General Plan.

☒ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

☐ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

☐ Site Specific Report: _____.

III. Air

☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

☐ Regional Air Quality Strategies (RAQS) - APCD.

☐ Site Specific Report: _____.

IV. Biology

☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- ☐ Community Plan - Resource Element.
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ☐ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- ☐ City of San Diego Land Development Code Biology Guidelines.
- ☐ Site Specific Report: _____.
- V. Energy**
 - ☐ _____.
- VI. Geology/Soils**
 - ☒ City of San Diego Seismic Safety Study.
 - ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
 - ☐ Site Specific Report: _____.
- VII. Historical Resources**
 - ☐ City of San Diego Historical Resources Guidelines.
 - ☒ City of San Diego Archaeology Library.
 - ☒ Historical Resources Board List.
 - ☒ Community Historical Survey: Pedestrian survey by qualified City Staff.
 - ☐ Site Specific Report: _____.
- VIII. Human Health / Public Safety / Hazardous Materials**
 - ☒ San Diego County Hazardous Materials Environmental Assessment Listing, County Website.

- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
- Airport Land Use Compatibility Plan.
- Site Specific Report:
- IX. Hydrology/Water Quality**
 - Flood Insurance Rate Map (FIRM).
 - X Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
 - X Site Specific Report: *San Ysidro Health Center: Maternal and Child Health Center Expansion, Hydrology and Hydraulic Calculations and Water Quality Technical Report* (October 5, 2005)
 - Clean Water Act Section 303(b) list, dated July 2002, http://www.swrcb.ca.gov/tmdl/303d_lists.html.
- X. Land Use**
 - X City of San Diego Progress Guide and General Plan.
 - X Community Plan.
 - X Airport Land Use Compatibility Plan
 - City of San Diego Zoning Maps
 - FAA Determination
- XI. Noise**
 - X Community Plan
 - San Diego International Airport - Lindbergh Field CNEL Maps.
 - Brown Field Airport Master Plan CNEL Maps.

- ☐ Montgomery Field CNEL Maps.
- ☒ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☐ City of San Diego Progress Guide and General Plan.
- ☐ Site Specific Report: _____.

XII. Paleontological Resources

- ☒ City of San Diego Paleontological Guidelines.
- ☐ Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- ☐ Site Specific Report: _____.

XIII. Population / Housing

- ☒ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- ☐ Series 8 Population Forecasts, SANDAG.
- ☐ Other: _____.

XIV. Public Services

- ☐ City of San Diego Progress Guide and General Plan.

— Community Plan.

XV. Recreational Resources

— City of San Diego Progress Guide and General Plan.

— Community Plan.

— Department of Park and Recreation

— City of San Diego - San Diego Regional Bicycling Map

— Additional Resources:_____.

XVI. Transportation / Circulation

— City of San Diego Progress Guide and General Plan.

— Community Plan.

— San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

X San Diego Region Weekday Traffic Volumes, SANDAG.

X Site Specific Report: *Pedestrian Access Report for the San Ysidro Health Center Expansion*. Mendiara, Linscott, Law & Greenspan Engineering (May 15, 2005)

XVII. Utilities

— _____.

XVIII. Water Conservation

— Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.